



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

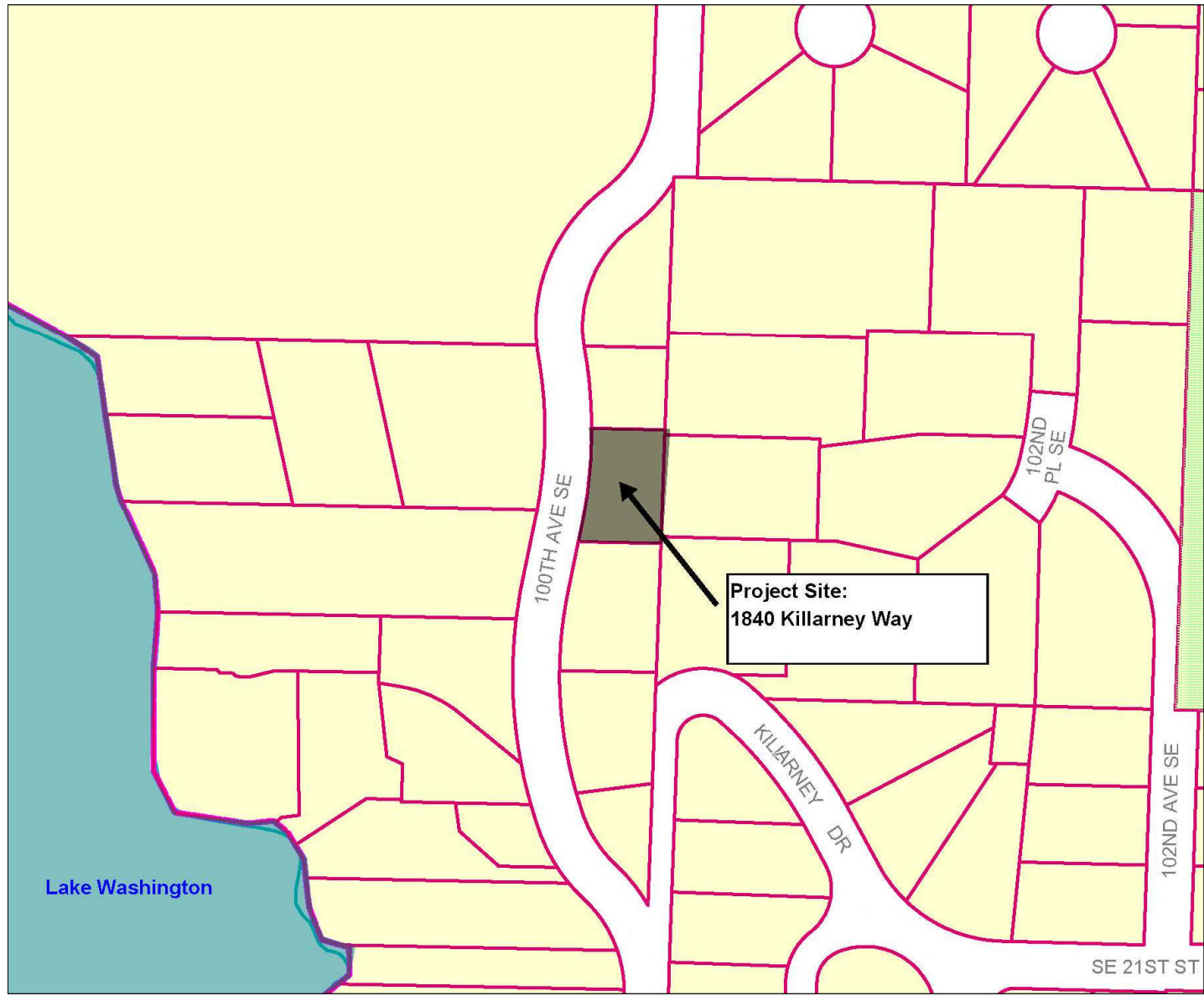
File No. 12-104974-LO
Project Name/Address: Yurica Residence
1840 Killarney Way
Planner: Reilly Pittman
Phone Number: 425-452-4350

Minimum Comment Period: March 8, 2012

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

Yurica Residence
File Number: 12-104973-LS and 12-104974-LO



Land Use Review

Property Location: 1840 Killarney Way, Bellevue, WA 98004

1 Background

This document is the narrative of a Land Use review submission for a residential dwelling. The sections below summarize the history of the property and the proposed development plans. There is a separate zoning variance submission related to the existing garage and retaining wall on this same property.

The property discussed is located at 1840 Killarney Way, Bellevue, WA. The house was constructed in 1956 as a single story rambler. The house was subsequently expanded and a garage was added in 1992. There are no known structural issues with the existing house or property. However, the current structure and property is far less than ideal with respect to comfort, energy efficiency, long-term integrity, erosion and other considerations that are enumerated below.

2 Current Owners History with the Property

The property was purchased by the current owners in November 2006. At that time a City of Bellevue construction permit approved in July 2006 was assumed as part of the sale from the previous owners. The scope of the plans approved at that time included the complete demolition of the existing house and garage and the rebuilding of a new two story structure exceeding 5000 sq. ft. in size.

While there are certainly elements of the previous design that are conserved in the proposed design described here, the current plan does not demolish the existing house and garage. Instead the proposed design works with the existing structure when possible- and still delivers major improvements in the quality and quantity of living space, energy efficiency, structural integrity, and stabilization slopes.

The architect and structural engineers who developed the previous construction plan which was submitted in 2006 (Medici Architects and BTL Engineering) will also work on this new submittal. In addition, a Bellevue-based geotechnical consultant (GEO Group Northwest, Inc.) and local arborist (Bruce MacCoy) have investigated the property and reported their findings which are included as part of this submission.

3 Summary of Proposed Development Plans

The proposed renovation includes the construction of a second story over the existing first story living space. The existing garage will remain as-is with minimal improvements. The existing one story structure that is retained under the proposed plan will be improved in substantial ways, including; a)

structural reinforcement of existing foundation to support the new second story, b) insulation improvements to existing walls and floor of first story, c) new second story and roof insulation that meets current energy code requirements, d) replacement of all single pane glazing in the existing first story structure, d) HVAC system replacement including removing ductwork from the crawlspace and relocating inside the building envelop, e) modern high-efficiency heating and hot water systems, e) rain water runoff improvements.

The existing site will be impacted by some excavation work to improve and replace foundation sections as required. To control long-term hillside erosion, it is proposed to implement terracing and landscaping for soil erosion control on the hillside directly beneath the current driveway.

4 Key Dwelling Improvement Goals

The proposed plan has been developed with the following goals in mind.

4.1 Increase Living Space

The existing three bedroom house includes 2350 sq. ft. of living space and a 2 car garage. Since acquiring the property, the current owners have added two children to their family and need more living space. Relative to existing homes directly adjacent in the neighborhood, the current house at 1840 Killarney is significantly smaller than surrounding homes in the neighborhood. Adjacent properties range from approximately 3000 sq. ft. (1830 Killarney Way) to more than 8600 sq. ft. (1845 and 1808 Killarney Way). There are no other houses with less than 3000 sq. ft. of living space in the immediate neighborhood.

The proposed increase in living space relative to the existing house is primarily associated with larger rooms including; a) kitchen space, b) dining space, c) addition of a fourth bedroom, d) addition of a media room and dedicated entryway.

4.2 Increase Comfort

Several aspects of the current structure detract from occupant comfort. These include; lack of insulation, inadequate heating, no cooling, significant air infiltration, poor layout and a generally dated design. Design and construction are particularly lacking with respect to the Master bedroom which was added in 1992 over the previous car port slab. The airspace between the old carport slab and the subflooring is vented externally which allows cold air under the master bedroom floor in the winter. This addition was not constructed to the level of quality of the original house (which has a proper foundation and crawl space). The 1992 addition was built by laying floor joints and subflooring over an uninsulated slab.

4.3 Increase Energy Efficiency

The current dwelling was constructed in 1956 and improved in 1992. It is not energy efficient by today's standards. There are limited options for improving the energy efficiency of the current structure using a piecemeal approach. In general, the structure tends to be cold in the winter and hot in the summer due to poor building envelop sealing and limited insulation. Specific energy efficiency issues to be addresses include:

- Poor ceiling insulation: The main structure of the house has approximately 3" of exterior rigid foam insulation between the tongue and groove ceiling and the torch down asphalt roll roofing.
- Poor wall insulation: The existing house has a maximum of 3-1/2 inches of wall insulation with no house wrap to limit air infiltration through the walls.
- No floor insulation: The subfloor of the existing structure is not insulated from the ventilated crawl space.
- Inconsistent window quality: While some high quality double pane replacement windows were added during the 1992 remodel, many single pane original windows remain. Some of the original single pane windows which remain are large picture windows which are as much as 40 sq. ft. in size- and are responsible for significant heat loss.
- Poor heating system: The current forced air heating system relies on a system of ducts that runs through the ventilated crawlspace beneath the house. There are limited return air ducts in the house- most rooms have forced air delivery vents, but no return air vents resulting in situations where return air is more likely to be pulled from outside the building envelop. In addition any leakage in the pressurized hot air ducting will result in heat loss directly to the crawlspace below.
- There is an un-insulated utility room in the center of the house which houses the water heater, furnace and laundry. No insulation was added to the roof over this section of the house.

Beyond constructing a modern, code compliant energy efficient building envelop, there are several notable aspects of this proposal that will contribute to the long-term energy efficiency of the proposed structure.

- HVAC design that is integral and optimized for the proposed structure.
- Accommodation for a high efficiency hybrid heating and cooling system (both heat pump and high efficiency gas furnace)
- Designed to accommodate roof top mounted solar voltaic panels. Will support 500 sq. ft. or more of solar voltaic panels which could ultimately produce 5 kW of power during sunlit hours. Design elements include: roof slope and orientation considerations, conduit for future wiring, and easy roof top access via interior staircase. (Large trees on this property and adjacent properties shed debris and access is required for on-going cleaning and maintenance.) Solar panel installation is not included in this development proposal. However, the provisions

mentioned previously should ensure that solar panel installation is increasingly viable from an economic perspective going forward.

4.4 Increase Safety

The existing dwelling is not constructed to current structural standards and is prone to failure in the event of major earthquakes, record snow accumulation or serious tree strikes. While there is no sign of eminent weakness in the current structure, there is also little reinforcement present that would protect occupants in the event of an historical weather or seismic event. Trees that fall during storms are a significant risk at this location and the current house has no fortification that would help it survive such an event.

4.5 Improve Drainage and Rain Water Infiltration

Today rain water runoff is collected in roof gutters and a driveway catch basin and routed to two runoff pipes that release rain water on the hill beneath the driveway approximately 3 to 5 feet above the street (Killarney Way). There is no connection to the City storm drain system and the release of runoff on the hill may undermine long-term slope stability. Since there's evidence of slope failure along Killarney Way within a quarter mile where storm water runoff may have been an issue, it is proposed to reroute storm water runoff through a connection to the City storm water system to minimize slope failure potential. It also planned to route water collected on the roof of the house to a rain garden to be established on the north side of the property where rain water may infiltrate through the soil. The size of the proposed rain garden is somewhat limited by the setbacks required from the foundation, property lines and slopes- which need to be protected- however, even a moderately sized rain garden represents a significant improvement relative to the status quo.

4.6 Improve Stability of Slope below Driveway

The hillside between the existing driveway and Killarney Way was evaluated by a local geotechnical consultant - GEO Group Northwest, Inc. The geotechnical opinion expressed was that the primary risk to the slope between the existing driveway and Killarney Way which should be mitigated was erosion. They also determined that the soils beneath the driveway and down slope hillside were previously disturbed and less than ideal for constructing a retaining wall. Accordingly it is proposed to reduce erosion potential immediate down slope from the driveway with erosion control measures including; landscape terracing, selective soil replacement and native plantings that offer strong root strength characteristics. Is it proposed to implement such measures within a 10' width parallel to the driveway and directly west of the existing driveway as shown in Sheet 3. No changes to the existing driveway location or shape are proposed.

5 Issues for Land Use Review

The following issues are enumerated specifically for Land Use review.

5.1 Modified Footprint and Setbacks

The proposed structure footprint aligns almost exactly with the existing footprint on the east, west and north sides of the house. Within the perimeter of the footprint there are some corners re-aligned and the south end of the house will be constructed on a new foundation where the 1992 addition was added over the carport slab. Overall, existing setbacks between the proposed structure and the slope to both the east and the west of the structure are conserved.

To both the east and the west the proposed second story overhangs the first story in some areas. Through the mid-section of the house where the footprint narrows from east to west the second story overhangs the first. Along the east side of the structure the overhang is approximately 3 ft. and along the west side the overhang is approximately 4-1/2 ft. In each case, the use of support columns outside the current foundation enables new footings to be dug outside the current perimeter (less expensive than modifying the current foundation) while also moving some structural members with relatively poor insulation R values outside the building envelop in order to maintain full insulation thickness in all exterior walls.

The roof overhangs in the proposed plan are modest in size relative to the existing roof overhangs. The overall roof area including all overhangs proposed is a close match to the existing roof area for the north half of the structure. On the south half of the structure, the current roof area and overhangs are significantly reduced in the proposed design. The existing house has a very large roof overhang in the south-west corner – to create a carport and sheltered walkway which aren't needed in the new design. The total roof area is reduced by approximately 200 sq. ft. in the south-west corner – which offsets some small gains in roof area elsewhere. The proposed total roof area is reduced by more than 150 sq. ft. relative to the overall existing roof area.

Additional details on the existing and proposed footprints are available on Sheet 1 and Sheet 2.

5.2 Foundation Work

The proposed development plan works with the original poured in place foundation along the north, west and east sides of the house. On the south side of the house, the carport slab that the current master bedroom was constructed on will be removed and a utility basement will be installed. The existing garage and retaining wall system along the east edge of the garage will remain as-is. The availability of appliance and utility space centrally located within the building envelop was considered important for desired energy efficiency. (Space is needed for high efficiency HVAC equipment which requires a fuel or energy source and also needs to be ducted to the outside.)

The overall disturbance to the site and quantity of building material required are both reduced by leveraging the existing poured in place foundation. The geotechnical consultant was concerned about incremental settlement along the far west wall of the foundation – but there is no sign of structural weakness in the foundation- only possible subsidence based on an inch or two of floor slope imperfection which may or may not have been there shortly after the house was built. The rest of the existing crawl space foundation appears to be in excellent shape. In locations (including the far west wall mentioned previously), the existing foundation will be underpinned with steel pilings to ensure that no additional settlement is likely (per geo-tech recommendation). Given the addition of vertical columns anchored in concrete footings which are both internal and external to the building envelop, the incremental new loading applied to the existing foundation will be very modest. In the locations of highest risk the addition of steel pilings will supplement the load bearing capacity of foundation.

Additional details on the foundation are available on Sheet 2 and Sheet 19.

5.3 Proposed Dwelling Size

The overall floor area of the proposed structure is 4298 sq. ft. The proposed first story will be 2274 sq. ft. in size which is slightly less than the current first story which is 2350sq. ft. in size. The proposed second story will be 2024 sq. ft. in size.

5.4 Erosion Control Measures Proposed

The hillside to the west of the existing driveway is sufficient steep to require basic erosion control measures. In accordance with the geo technical evaluation performed it is proposed to:

- All of the existing rockery wall will remain. Slope stabilization efforts will be limited to a 10' buffer area along the existing driveway.
- Terrace the slope directly adjacent to the existing driveway- and establish 1 or 2 terraces that are 3 to 5 feet in depth using suitable landscaping timbers to control erosion.
- Landscaping timbers will be pressure treated lumber (and will not be old railroad ties or involve creosote).
- Soils will be selectively improved as needed to create terraces of sufficient density and stability.
- Native plants with significant root structure will be planted on or below terraces to aid in slope stability.

Additional details on the erosion control measured proposed are available on Sheets 3. The vegetation plan will also assist in erosion control as detailed on Sheet 5.

5.5 Rain Water Runoff

Rain water runoff is currently gathered into a PVC drainage pipe system which is released on the hillside below the driveway and above Killarney Way. It is proposed to establish a rain garden on the north side

of the existing house which supports infiltration and connect the rain water gathering system to the City's storm drain system. The proposed rain garden may offer advantages to local wildlife by caching rain water for up to 2 days after a significant rain event. The capacity of the rain garden proposed is smaller than capacity suggested by recent guidelines based on the square footage of the impermeable surface being replaced. However the proposed 200 sq. ft. rain garden is approximately the maximum that can be prudently accommodated by the site.

Additional details on the rain garden are available on Sheet 4.

5.6 Vegetation Plan

One of the most significant natural elements of the Enatai/Killarney area is the numerous large Douglas Fir trees which can be more than 200 years old. On this property, there are three large Douglas Fir trees that are estimated at 90-110 years, and three more that are estimated at 50-75 years old. In the last three years these six trees have all been inspected by an Arborist, Bruce MacCoy and his report is included in Exhibit D. All of the large trees have been worked on by a tree service firm which performed pruning and wind sail reduction to make them more likely to survive a wind storm.

The proposed development will not remove any of the large fir trees on the property or involve significant excavation beyond the addition of a utility basement (504 sq. ft. in size). All of the existing large Douglas Fir trees (six which are 18" or more in diameter) will remain. However are 4 or 5 smaller Doug Firs (6 – 12" in diameter) located along the top of the rockery wall at the rear of the house were deemed potentially hazardous due to location and growth form and need to be removed.

The location of these trees is too close to the top of the existing rockery wall to allow them to grow large and since they were previously topped there are structural issues associated with these trees that are likely to increase with time. The trees to be removed are enumerated in the Vegetation Plan - Sheet 5 which is attached.

To control erosion on the slope between the existing driveway and Killarney Way, it is proposed to replant the hillside with a variety of native species that are suitable for the hillside location and soil. The scope and details of the hillside replanting proposed are detailed in Sheet 5.

Appendix A – List of Drawings

- Sheet 1 – Site Plan - Existing Structure
- Sheet 2 – Site Plan - Proposed Foundation
- Sheet 3 – Erosion Control Measures Proposed
- Sheet 4 – Rainwater and Runoff Control Measures Proposed
- Sheet 5 – Vegetation Plan
- Sheet 6 – Proposed Foundation Plan
- Sheet 7 – Proposed First Floor Plan
- Sheet 8 – Proposed Second Floor Plan
- Sheet 9 – Plan View – Sections Illustrated
- Sheet 10 – Plan View – Section A Detail
- Sheet 11 – Plan View – Section B Detail
- Sheet 12 - Plan View – Section C Detail
- Sheet 13 – Plan View – Sections D Detail
- Sheet 14 – Plan View – Sections E Detail
- Sheet 15 – Front Rendering
- Sheet 16 – Rear Rendering
- Sheet 17 – First Floor Rendering
- Sheet 18 – Second Floor Rendering
- Sheet 19 – Foundation Rendering

Appendix B – Included Exhibits

Exhibit A – Site Survey

Exhibit B – Previously Permitted Design

Exhibit C – Geotechnical Evaluation by Geo Group Northwest, Inc.

Exhibit D – Arborist Report by Bruce MacCoy

City of Bellevue Submittal Requirements

27a**ENVIRONMENTAL CHECKLIST**

2/17/12

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Kevin and Michelle Yurica

Proponent: Kevin and Michelle Yurica

Contact Person: Kevin Yurica

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1840 Killarney Way, Bellevue, WA 98004

Phone: 425-223-2266 (mobile) 425-462-5266 (home)

Proposal Title: Second Story Addition at 1840 Killarney Way

Proposal Location: 1840 Killarney Way, Bellevue, WA 98004

Killarney Way near SE 16th Street, Bellevue

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. (Attached.)

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Addition of second story to existing structure.
2. Acreage of site: 0.35 Acres
3. Number of dwelling units/buildings to be demolished: Zero
4. Number of dwelling units/buildings to be constructed: Zero - one existing structure to be enhanced.
5. Square footage of buildings to be demolished: Approximately 500 SF
6. Square footage of buildings to be constructed: Approximately 2500 SF
7. Quantity of earth movement (in cubic yards): Estimated 80 Cu. Yds.
8. Proposed land use: Residential
9. Design features, including building height, number of stories and proposed exterior materials: Two stories, approx. 28 ft. high, low slope roof, PacNW contemporary style, wood siding (or similar).
10. Other

Estimated date of completion of the proposal or timing of phasing:

Estimated completion 12/31/2012.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No plans beyond those described here.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geo Technical engineering study and arborist report.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

City of Bellevue – Land Use Review.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue – Land Use Permit, Feb. 8, 2012 – Permit # 12-104974 LO
City of Bellevue – Zoning Variance Permit, Feb. 8, 2012 – Permit # 12-104973 LS

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- X Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly X Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)? 60 %
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Vashon advance outwash – well sorted sand and gravel deposited during the Fraser glaciation period ending 10,000 years ago.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No know history of unstable soils in immediate vicinity. Some evidence of instability approx. ¼ mile south near Chism Park.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Local erosion possible within the area disturbed during construction – which will need to be controlled.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 35% of the site is covered with impervious surface today. This will decrease slightly (Est. 1-2%) after construction (due to a reduction in roof covered area).
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

To control erosion catch basis filters and silt fences will be used.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some dust is possible during construction – which will be mitigated with water sprays.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Water will be used to control dust as needed.

3. WATER

- a. Surface
 - (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

None.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water run-off to be piped to City storm water system in the street.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. Plants

- a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other (Japanese Maple)

X evergreen tree: fir, cedar, pine, other (Douglas Fir)

X shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Some existing Blackberry and Ivy to be replaced with native species. Approx. 5 smaller (6" to 12" in size) Douglas Fir trees to be removed which represent a hazard. (Previously topped and located close to top of rockery wall where they are likely to fail.)

- c. List threatened or endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Use of native plants on steep slopes to control erosion – including those with significant root systems.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

X Birds: hawk, heron, eagle, songbirds, other: (Eagles, crows and songbirds)

X Mammals: deer, bear, elk, beaver, other: (Raccoons, rats)

☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Not known.

- d. Proposed measures to preserve or enhance wildlife, if any:

Plan to retain all large Douglas Fir trees and plant native species on critical area slope to reduce erosion.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
None.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No impact.
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
The proposed improvements include adding insulation as required to meet current energy codes. Heating system will be replaced- including improved duct work and high-efficiency heating and cooling.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None identified

(1) Describe special emergency services that might be required.

None identified.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Construction noise expected.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise expected during construction period, during std. construction hours.

- (3) Proposed measures to reduce or control noise impacts, if any:
No measures proposed.

Noise regulated by BCC 9.18

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Residential
- b. Has the site been used for agriculture? If so, describe.
No
- c. Describe any structures on the site.

One house and one garage.

- d. Will any structures be demolished? If so, what?
Part of the existing house.
- e. What is the current zoning classification of the site?
R-1.8
- f. What is the current comprehensive plan designation of the site?
Unkwn. **SF-L, Single-Family Low Density**
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No. **steep slope critical area on-site**
- i. Approximately how many people would reside or work in the completed project?
1 family
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
1 unit (existing) improved.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Zero.
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Tallest height 28 ft. The principal exterior building material will be wood or composite.
- b. What views in the immediate vicinity would be altered or obstructed?
No views on adjacent properties negatively impacted.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Some glazing related glare around sunset – similar to existing, but likely more.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Glare unlikely to interfere with other- due to significant screening vegetation in neighborhood.
- c. What existing off-site sources of light or glare may affect your proposal?
No impact anticipated.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Local parks – such as Chism Park and Killarney Glen Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
None.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Killarney Way shown on plan.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Finished project will have 3 parking spaces, none eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No change to roads or driveways.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Typical residential commute patterns.
- g. Proposed measures to reduce or control transportation impacts, if any:
None proposed.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Electricity, natural gas, water, refuse, phone, sewer, storm drain, telephone, cable TV.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Electricity, natural gas, water, refuse, phone, sewer, storm drain, telephone, cable TV.

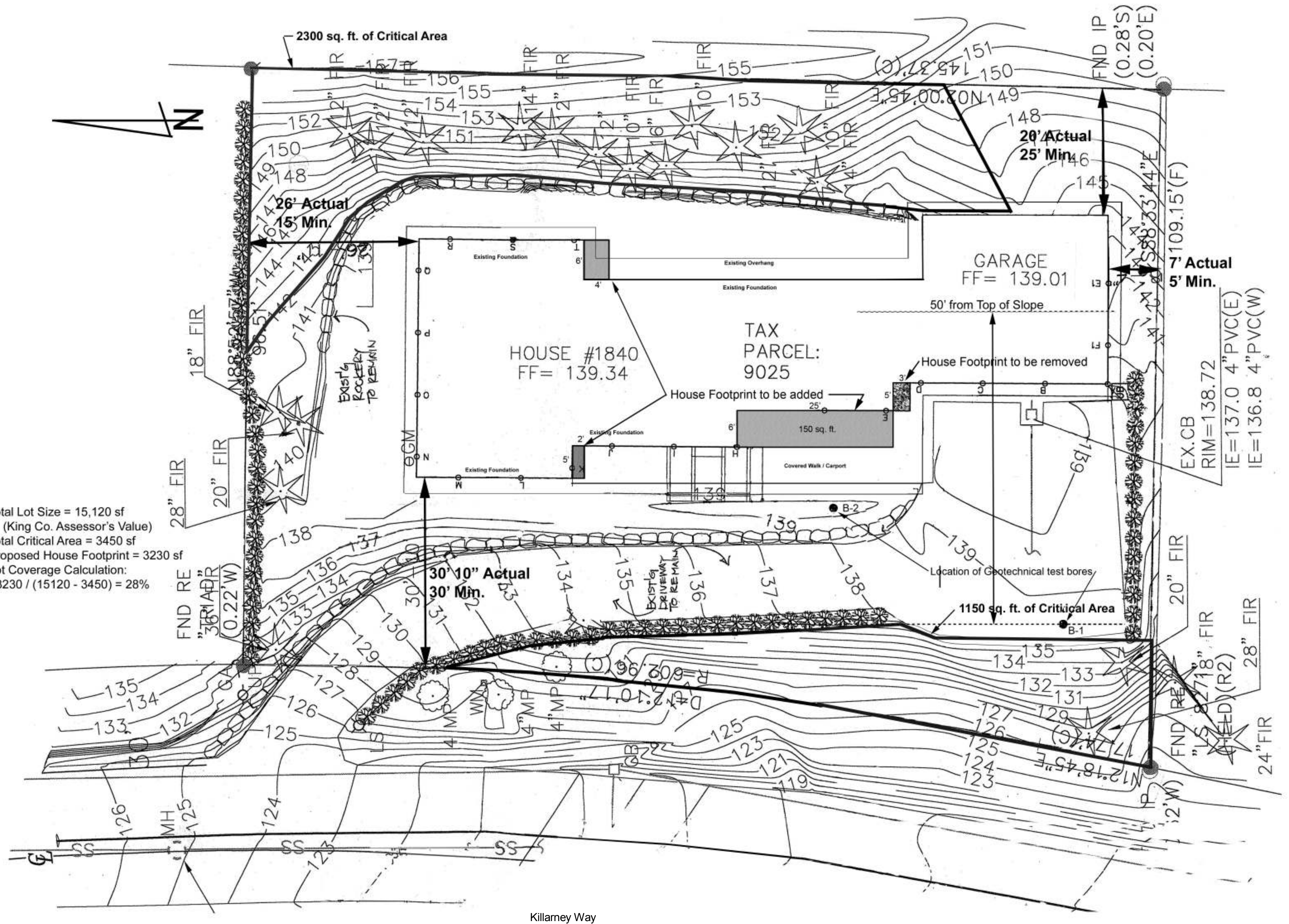
Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

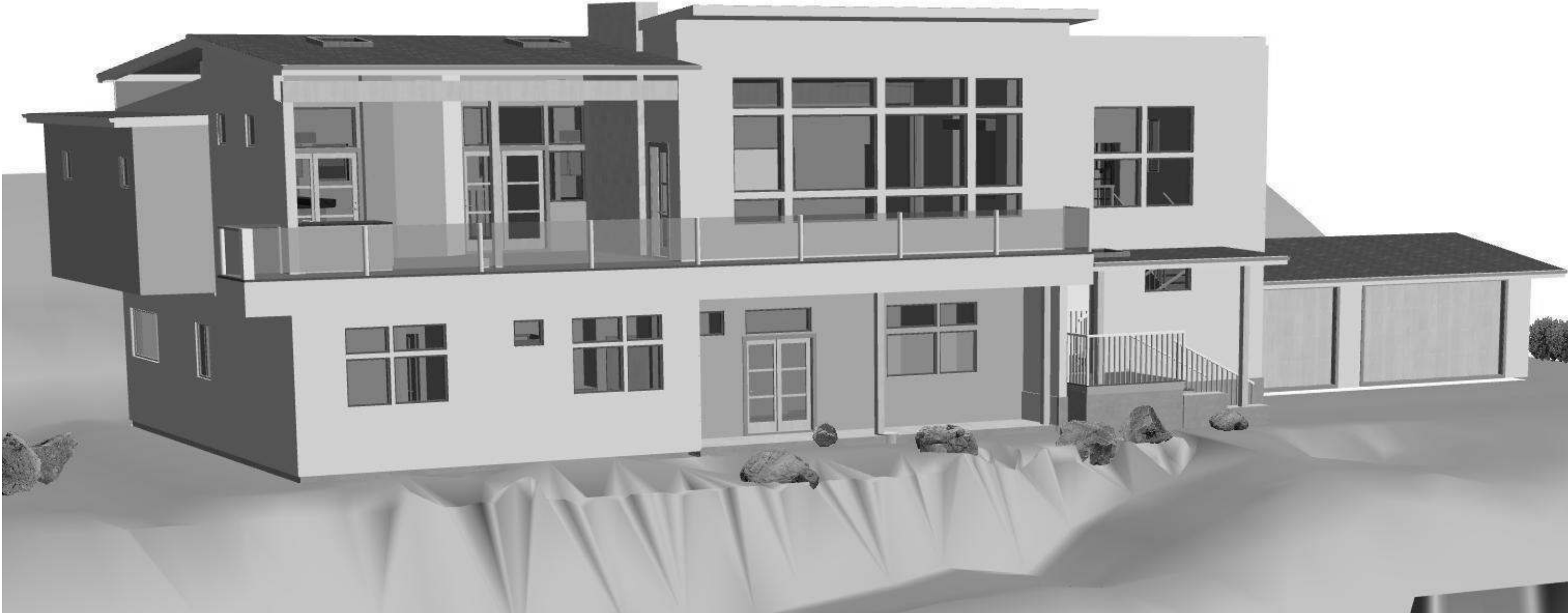
Signature.....

Date Submitted.....2-16-12

Total Lot Size = 15,120 sf
 (King Co. Assessor's Value)
 Total Critical Area = 3450 sf
 Proposed House Footprint = 3230 sf
 Lot Coverage Calculation:
 $3230 / (15120 - 3450) = 28\%$



Killarney Way



DRAWINGS PROVIDED BY:

Street
City, State ZIP
Phone - Website

PROJECT DESCRIPTION:

1840 Killarney Way
Bellevue, WA
98004

SHEET TITLE:

Front Rendering

1840_Killarney_354_S15_Front_Rendering

NO.	DESCRIPTION	BY	DATE

SCALE:

None

DATE:

11-24-2011

15



DRAWINGS PROVIDED BY:

Street
City, State ZIP
Phone - Website

PROJECT DESCRIPTION:

1840 Killarney Way
Bellevue, WA
98004

SHEET TITLE:

Front Rendering
1840_Killarney_354_S16_Rear_Rendering

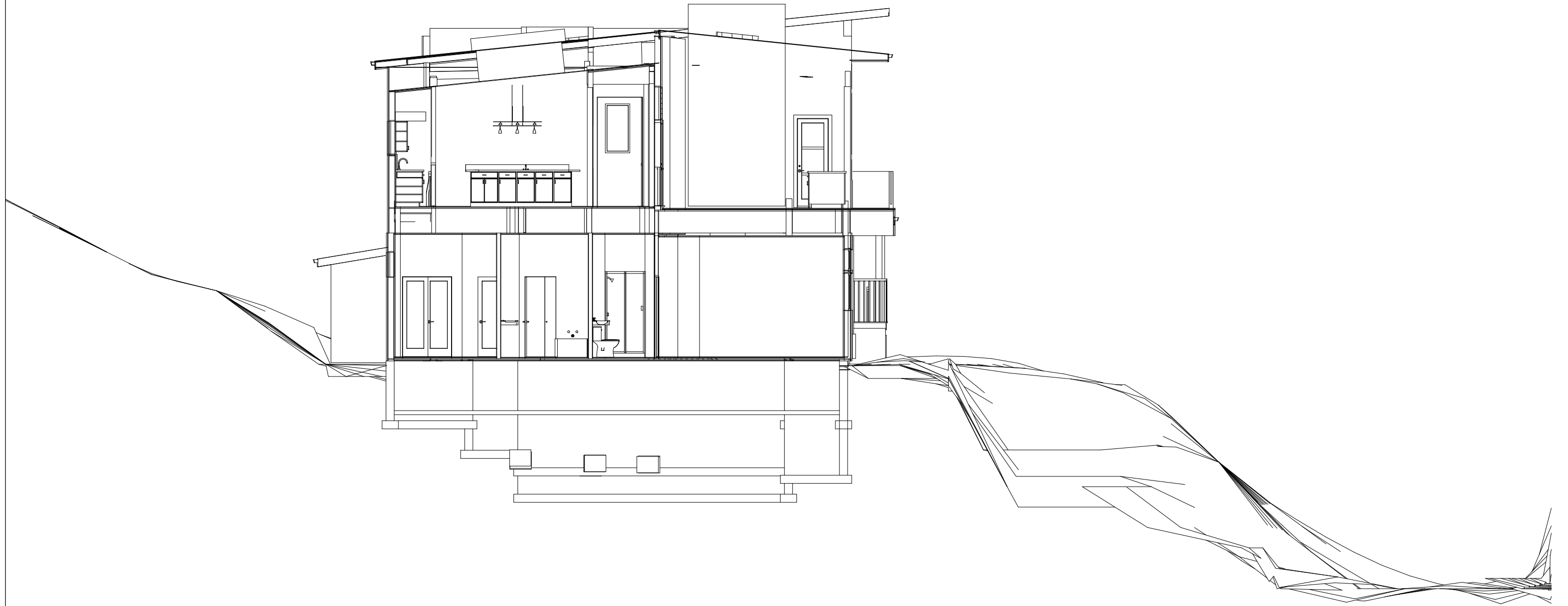
NO.	DESCRIPTION	BY	DATE

SCALE:

None

DATE:

11-24-2011



DRAWINGS PROVIDED BY:

Street
City, State ZIP
Phone - Website

PROJECT DESCRIPTION:

1840 Killarney Way
Bellevue, WA
98004

SHEET TITLE:

Section A

1840_Killarney_354_S10_Section_A

NO.	DESCRIPTION	BY	DATE

SCALE:

1/8" = 1 ft.

DATE:

11-24-2011

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